



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT

August 15, 2014

Notice of Intent to Adopt Mitigated Negative Declaration for Balboa Marina West City of Newport Beach

Notice is hereby given that the City of Newport Beach has completed a Mitigated Negative Declaration for Balboa Marina West, a joint project by the City of Newport Beach and the Irvine Company. The Project applicants propose to reconfigure the arrangement of uses on the Project site to establish a new public boat dock in an area of Newport Harbor that currently lacks a public dock, and to improve the private Balboa Marina including its water-side and land-side areas. The new public boat dock would include a gangway and approximately 12 public boat slips including eight (8) new boat slips and four (4) boat slips that would be relocated to the public dock from the existing private Balboa Marina. No boat launches or overnight tie-ups would be permitted at the new public dock. In the private Balboa Marina, 24 private boat slips accommodating a range of vessel sizes and a new gangway are proposed to be added. In the land-side area of the marina, the Project proposes to demolish the existing Balboa Marina parking lot and a 1,200 SF building located at 201 East Coast Highway. In their place, a reconfigured parking lot and a new 19,400 SF marine commercial building with tuck-under parking would be constructed. The building is anticipated to house a restaurant with outdoor patio, marina restrooms, and an office to accommodate the yacht brokerage business displaced from the existing building that would be demolished.

Development of the proposed project would require the following entitlements from the City of Newport Beach.

- Approval of Site Development Review by the Planning Commission for land-side development
- Approval of Conditional Use Permit by the Planning Commission (for a restaurant)
- Issuance of Approval in Concept (AIC) by Harbor Resources for water-side development
- Approval of temporary in-water staging location by Harbor Resources for dredging equipment
- Issuance of Grading Permit and Building Permit by Community Development Department
- Issuance of Harbor Development Permit by Harbor Resources

Only the AIC is on file with the City of Newport Beach at this time. No other applications for the above entitlements have been filed with the City of Newport Beach. Should the Planning Commission approve the Mitigated Negative Declaration (MND), it is anticipated that these applications will be filed with the City of Newport Beach following that action.

On the basis of the Initial Study, City staff has concluded that the Project would not have a significant unavoidable impact on the environment and has therefore recommended preparation of a MND. The MND reflects the independent judgment of City staff and recognizes project

design features, previous environmental evaluations, and standard construction and engineering practices, requiring review and reevaluation of future projects as contributing to avoidance of potential impacts. The Project site does not include any sites on an Environmental Protection Agency hazardous waste site list compiled pursuant to Government Code Section 65962.5.

The MND is available for a 30-day public review period beginning August 18, 2014 and ending September 17, 2014. Copies of the document are available for review at 100 Civic Center Drive, Newport Beach, CA 92660 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. The document can also be accessed online at: <http://www.newportbeachca.gov/index.aspx?page=1347>.

Additionally, copies of the document are available for review at the following public libraries:

Newport Beach Public Library
Corona del Mar Branch
420 Marigold Ave.
Corona Del Mar, CA 92625

Newport Beach Public Library
Mariners Branch
1300 Irvine Avenue
Newport Beach, CA 92660

Newport Beach Public Library
Balboa Branch
100 East Balboa Boulevard
Newport Beach, CA 92660

Newport Beach Public Library
Central Library
1000 Avocado Avenue
Newport Beach, CA 92660

Any written comments on the proposed Project and MND must be received no later than September 17, 2014 at 5:00 p.m. to the attention of Patrick Alford at the address listed below. Your comments should specifically identify what environmental impacts you believe would result from the Project, why they are significant, and what changes or mitigation measures you believe should be adopted to eliminate or reduce these impacts. There is no fee to submit written comments. You are also invited to attend and testify at the public hearing(s) as to the appropriateness of the MND document.

The City's Planning Commission is tentatively scheduled to consider this item at a regular meeting to be held at 6:30 p.m. on October 2, 2014, at the City of Newport Beach Council Chambers, 100 Civic Center Drive, Newport Beach, CA 92660. The date and time of the Planning Commission meeting will be noticed in accordance with City of Newport Beach notification requirements. For additional information, please contact Patrick J. Alford, Planning Program Manager, at (949) 644-3235 or at PAlford@newportbeachca.gov.

Patrick J. Alford, Planning Program Manager
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660



Source(s): ESRI, City of Newport Beach



NOT TO SCALE

VICINITY MAP

August 18, 2014

Balboa Marina West
Lead Agency: City of Newport Beach